

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:		PJs in State: 6					
% of Funds Committed	99.92 %	97.11 %	2	96.48 %	80	78	
% of Funds Disbursed	84.00 %	88.01 %	5	89.00 %	19	23	
Leveraging Ratio for Rental Activities	1.02	7.09	6	4.81	13	16	
% of Completed Rental Disbursements to All Rental Commitments***	80.35 %	90.93 %	5	83.25 %	27	21	
% of Completed CHDO Disbursements to All CHDO Reservations***	62.62 %	64.59 %	3	70.99 %	29	27	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	88.00 %	89.57 %	2	81.75 %	66	63	
% of 0-30% AMI Renters to All Renters***	36.00 %	59.36 %	6	45.84 %	31	31	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.35 %	1	96.12 %	100	100	
Overall Ranking:			In State:	5 / 6	Nationally:	19 23	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$58,902	\$24,714		\$27,889	350 Units	30.30 %	
Homebuyer Unit	\$17,080	\$11,440		\$15,632	84 Units	7.30 %	
Homeowner-Rehab Unit	\$17,201	\$31,112		\$21,037	60 Units	5.20 %	
TBRA Unit	\$3,234	\$4,582		\$3,206	662 Units	57.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery County MD

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

3.9 %

1.2 %

R.S. Means Cost Index: 0.87

\$38,207

\$129,610

\$17,951

\$85,121

\$108,581

\$26,632

\$99,461

\$78,568

\$23,907

RACE:

	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	39.1	29.8	41.7	14.8
Black/African American:	48.3	50.0	28.3	70.4
Asian:	4.9	9.5	1.7	3.1
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.3
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	2.6	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	3.3	0.3

ETHNICITY:

Hispanic	5.1	10.7	25.0	11.0
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HOUSEHOLD SIZE:

1 Person:	45.1	2.4	23.3	7.2
2 Persons:	17.1	29.8	20.0	32.6
3 Persons:	17.1	36.9	20.0	25.1
4 Persons:	12.9	26.2	23.3	21.3
5 Persons:	5.1	4.8	6.7	6.2
6 Persons:	2.0	0.0	5.0	4.5
7 Persons:	0.6	0.0	1.7	1.7
8 or more Persons:	0.0	0.0	0.0	1.4

HOUSEHOLD TYPE:

Single/Non-Elderly:	31.7	23.8	26.7	13.7
Elderly:	23.1	8.3	21.7	0.3
Related/Single Parent:	26.9	28.6	6.7	73.5
Related/Two Parent:	6.6	38.1	25.0	12.4
Other:	11.7	1.2	16.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	9.1	20.2 [#]
HOME TBRA:	0.0	
Other:	52.3	
No Assistance:	38.6	

of Section 504 Compliant Units / Completed Units Since 2001 28

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery County

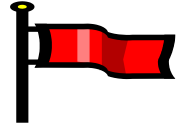
State: MD

Group Rank: 19
 (Percentile)

State Rank: 5 / 6 PJs

Overall Rank: 23
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	80.35	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	62.62	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	88	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	2.46	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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